

DEPT. OF COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
301 W. CHESTNUT  
PHONE: (479) 621-1186  
FAX: (479) 986-6896

August 4, 2017

## STAFF SUMMARY REPORT

TO: PLANNING COMMISSION

SUBJECT: Rezone #17-11

Merry Erabia Giron Castillo requests a rezone per Sec. 14-727 of the Rogers Code of Ordinances.

PLANNING OFFICIAL: Lori Ericson

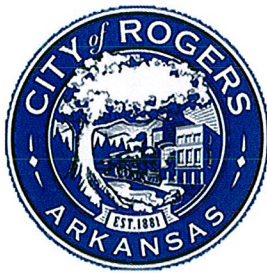
### SUMMARY

1. **BACKGROUND:** This request was tabled at the Aug. 1 Planning Commission meeting due to a lack of representation by the applicant. The applicant has since requested it be withdrawn.
2. **FINDINGS:** N/A
3. **VIEWS OF OTHERS:** N/A
4. **SUGGESTED MOTIONS:** **"Motion to withdraw the rezone request by John Mayer due to public notice errors."**
5. **RECOMMENDATION:** Withdraw.  
Note: staff recommendations are based on the documentation available at the time of request and may not reflect all information made available to officials during discussion and consideration.

LORI ERICSON, District Planner  
Department of Community Development

### Tabs:

1. Tabled rezone packet



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July 21, 2017

STAFF SUMMARY REPORT

TO: PLANNING COMMISSION

SUBJECT: Rezone Application #17-11

Merry Erabia Giron Castillo requests a rezone per Sec 14-727 of the Rogers Code of Ordinances.

PLANNING OFFICIAL: Lori Ericson

SUMMARY

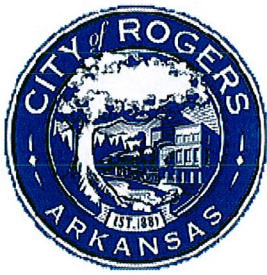
1. **BACKGROUND:** The request is to rezone a 0.49-acre lot at the northeast corner of N. 24<sup>th</sup> and W. Persimmon streets from RMF-15A (Residential Multifamily, 15 units per acre with ownership), Sec. 14-703, to C-2 (Highway Commercial), Sec. 14-709.
  - a. The surrounding property consists of a mix of C-2 and RMF zoning.
  - b. The Growth Comprehensive Zoning Map shows the future zoning to be Commercial.
  - c. The lot is part of the 24<sup>th</sup> Place Subdivision, which is all commercial other than this lot and another lot to the south.
  - d. The property was zoned C-2 until December, 2016, when it and the lot to the south were rezoned for multifamily use. The proposed multifamily development did not proceed to development.
2. **FINDINGS:** The Community Development Department finds the requested zoning appropriate in this location due to adjacent C-2 zoning and the fact that it was previously zoned C-2.
3. **VIEWS OF OTHERS:** None.
4. **SUGGESTED MOTION:** **"Motion to approve/deny/table the request by Merry Erabia Giron Castillo for rezoning of a 0.49-acre lot at the northeast corner of N. 24<sup>th</sup> and W. Persimmon streets to the C-2 Zoning District per Rogers Code Section 14-729."**
5. **RECOMMENDATION: Approval**  
Note: staff recommendations are based on the documentation available at the time they are made and may not reflect all of the information available to the members.

A handwritten signature in blue ink, appearing to read "John C. McCurdy".

JOHN C. McCURDY, Director  
Department of Community Development

Tabs:

1. Application
2. Public Notice
3. Property Owner Affidavit
4. Map



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## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut on **August 1, 2017** at **4:30 pm** on the application by **Merry Erabia Giron Castillo** to rezone **the NE corner of N 24<sup>th</sup> and Persimmon Street** from a **RMF-15A (Residential Multi-family, 15 units/acre, individual ownership)** to **C-2 (Highway Commercial)** zoning district. The property being more particularly described as follows:

### LEGAL DESCRIPTION:

Lot 1, Block 3, of 24<sup>th</sup> Place, a Subdivision to the City of Rogers, Benton County, Arkansas, as shown in Plat Record P2-391.

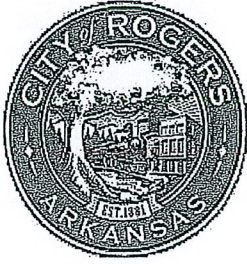
### LAYMAN'S DESCRIPTION:

NE Corner of N 24<sup>th</sup> and Persimmon Street

Eriks Zvers, Secretary  
Rogers Planning Commission

**PUBLISH ONE TIME ONLY:**     **July 17, 2017**  
BILL THE CITY OF ROGERS





DEPT. OF PLANNING  
CITY OF ROGERS, ARKANSAS  
301 W. CHESTNUT  
PHONE: (479) 621-1186  
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OFFICE USE ONLY

Permit Fee: \$200 (\$200)  
Zoning: RMF-15A to C2  
Permit Number: 17-17  
CityView Application: PL201700357  
Date: 7/12/2017

REZONE APPLICATION

APPLICANT: MERRY ERABIA GIRON CASTILLO

ADDRESS: 2323 Roselawn St Rogers AR 72756 SUITE #: (02-14656-000)

GENERAL LOCATION OF PROPERTY: NE Corner of N 24th & Persimmon St - East  
→ 918-815-4512 (FELIPE HERANDEZ) (PERSIMMON)

PHONE #: 417-389-5051 EMAIL: ALVARADOCELO@GMAIL.COM

PROPERTY OWNER: CRAIG SMITH PHONE #: 479-640-2189

PRESENT USE: RMF-15 VACANT LOT ZONING: RMF-15A

PROPOSED USE: CONVENIENCE STORE w/ RESTAURANT ZONING: C2

Merry Giron 7-12-17  
Applicant Signature Date

Attachment Checklist:

- ☐ Legal description of property
- ☐ Applicant Certification
- ☐ Property Owner Affidavit
- ☐ Site plan as needed

PLANNING STAFF PROVIDES:

DATE FILED: 7-12-17 PUBLIC HEARING DATE: 8-1-17 CERTIFIED MAIL DATE: 8-17-17

PLANNING COMMISSION ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COUNCIL ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

ORDINANCE NUMBER: \_\_\_\_\_ COMMENTS: \_\_\_\_\_

**PROPERTY OWNER AFFIDAVIT**

The petitioner, CRANK SMITH, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

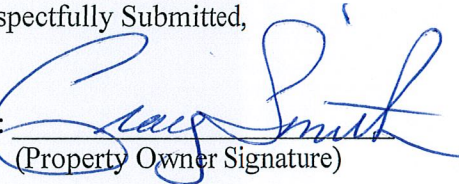
LEGAL DESCRIPTION:

LAYMAN'S DESCRIPTION:

PRESENT ZONING: RMF-15A

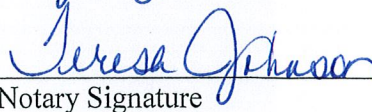
ZONING REQUEST: C2

Respectfully Submitted,

By:   
(Property Owner Signature)

STATE OF ARKANSAS  
COUNTY OF Benton

Subscribed and sworn before me this the 7th day of July, 2017.

  
Notary Signature

Teresa Johnson  
Notary Name Printed

9-12-22  
Commission Expires

